

Installing Your Manufactured Home

in

Edgefield County South Carolina



**Edgefield County Building Department
211 Norris Street
Edgefield, S.C. 29824**

Phone (803)637-4073

Fax (803)637-4088



Edgefield County Building & Planning
Edgefield County Tax Assessor

637-4073

Fax 637-4088
637-4066



DRIVEWAYS:

Edgefield County Road
S.C. Dept. of Transportation (State Road)

637-4073

637-6511



ELECTRIC COMPANIES:

Aiken Electric Cooperative
South Carolina Electric & Gas

637-3189

275-2534



WATER & SEWER:

DHEC (Department of Health & Environmental Control)
Edgefield County Water & Sewer

637-4035

637-3011

MANUFACTURED HOME CHECKLIST

1. Get a tax map number from the **Tax Assessor's** office.
2. Get a 911 address from the **Edgefield County Building & Planning Office (ECB&P)**.
3. Bring copy of plat for approval to the ECB&P office.
4. Obtain a site approval form from the ECB&P office.
5. After obtaining a site approval, go to the DHEC office in the Health Department (Star Road) for a septic tank permit. If you are on County Sewer, go to Edgefield County Water and Sewer Authority (ECW&S) for approval to connect. The fee will be set by DHEC or the Water and Sewer Authority. **We require a copy of the authorizations or test results from DHEC and/or ECW&S prior to any further work.**
6. The **state certified** manufactured home **installer** is **responsible** for calling the Edgefield County Building and Planning Department (803-637-4073) for a **site inspection**. **Auger test is required prior to home being placed on property.** Letter from manufacturer needed for acceptance on alternate systems.
7. After the site inspection has been approved, the home can be moved to the site. Installer must have a moving permit if the home is not being purchased from a dealer. This permit is issued from the County that the home is being moved. The Edgefield County moving fee is \$50.00 and is issued by the Tax Assessor's office.
8. The **state certified manufactured home installer** sets up the home and **is responsible** for calling for a **set-up inspection**. At this time the anchors, piers, sewer pipe and water pipes must be complete. **Underpinning is not to be on at this point.** The S.C. Manufactured Home Installation Certification form is to be supplied to ECB&P after the installation is complete.
9. After the set-up is approved, the rest of the work can be completed.
10. Register the home in the Assessor's office. The fee is \$10.00. The following paper work is required: a stamped site approval form from the Edgefield County Building and Planning Department and Form 400 or title. Form 400 comes from the dealer. A decal will be issued. This decal should be placed on a window facing the driveway.
11. After the home is registered, go to the Building and Planning department. Fill out the SC Zoning/Utility Certification form and pay the mobile home fee (**depending on cost of home**) plus an electrical permit fee of \$30.00. Electrician's license must be presented.
12. A final inspection will be made at this point. **The following items must be complete: septic tank installed or sewer hooked up, copy of final septic tank approval from DHEC., landings with steps and handrails in place, landing secured to ground, electrical complete, 911 address on home or mailbox, tax decal in window, driveway completion and underpinning. The tongue and tires must be removed. If you desire to leave tongue on, you must pay a tongue deposit of \$150.00 at the Treasurer's Office. A form to authorize the deposit must be obtained from the Building and Planning Department. The fee is refundable if the home is moved out of Edgefield County.**
13. If all the above items are completed, the Building and Planning Department will authorize power. This authorization will be faxed to the power company which is the supplier for your address.

DRAINAGE

The home must be provided with adequate drainage to allow the runoff rain water to flow away, not under, the home. It may require the excavating of a trench to divert to the flow or the installation of a drain. Water that is allowed to flow under the home will cause rot and mildew and could possibly undermine the piers and cause sagging and damage to your floors.

DRIVEWAYS

A concrete pipe of at least 15" in diameter must be placed under the driveway at the drainage ditch. This is required by the Edgefield County Road Ordinance. Any questions regarding this installation should be directed to the Edgefield County Building & Planning Office (803-637-4073).

911 NUMBERS

In order that emergency vehicles can locate your home in the event that you require assistance, you must display the number assigned to you by the 911 office on your home. If your home cannot be viewed from the road, place the number at your driveway and on your home.

ELECTRICAL CONNECTIONS

All electrical work must comply with the National Electric Code. You may perform this work yourself or hire a S.C. licensed electrician. As per the HUD Manual, Sec. 3280.803(k)(3)(i), installation of the meter receptacle on the side of the home can be done ONLY by the manufacturer.

You will be required to obtain a meter receptacle from the power company or in the case of SCE&G, obtain one from an approved supplier. All manufactured homes also require a disconnect panel installed at the meter location. The size of the disconnect is determined by the power requirement of the home, i.e. 100, 150 or 200 amp. There are two types of service, overhead and underground. The illustrations attached will assist you in the installation of these electrical panels.

PLUMBING

All plumbing connections (water, sewer, etc.) must be made in accordance with the Standard Plumbing Code. All pipes under the home must be supported by metal strapping at no more than 5 foot intervals, proper slopes must be maintained to allow drainage on sewer lines. All joints in plastic piping must be glued with an approved cement for the pipe being used. Black pipe (ABS) cannot be glued to white (PVC). These joints must be threaded or clamped using a flex type rubber boot and hose clamps. Green pipe can be glued to either ABS or PVC. All plumbing connections need to be left uncovered until after inspection.

REGISTRATION DECAL

The decal that will be provided to you at the time you register your home must be placed in a window that faces the roadway or driveway in order that it can be seen from a vehicle without driving off the road or driveway.

SITE CLEARING

The site under the home must be cleared of all organic materials, grass, roots, stumps, weeds, etc. A plastic vapor barrier may be installed using 6 mil or better plastic sheeting.

STEPS

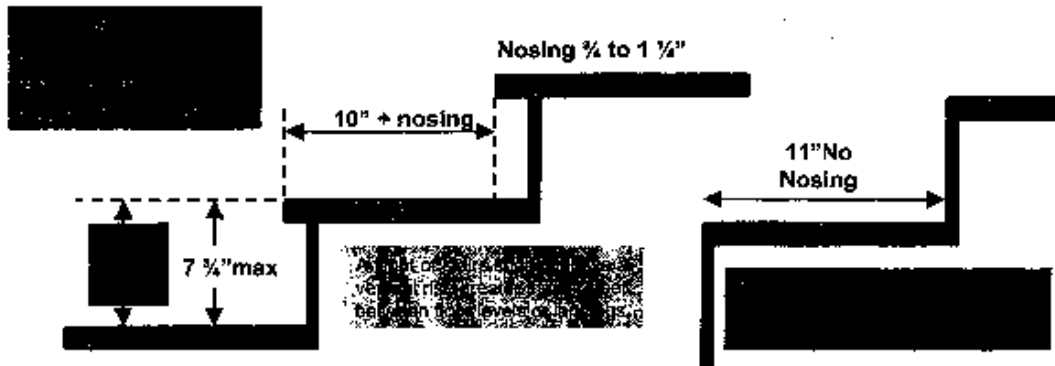
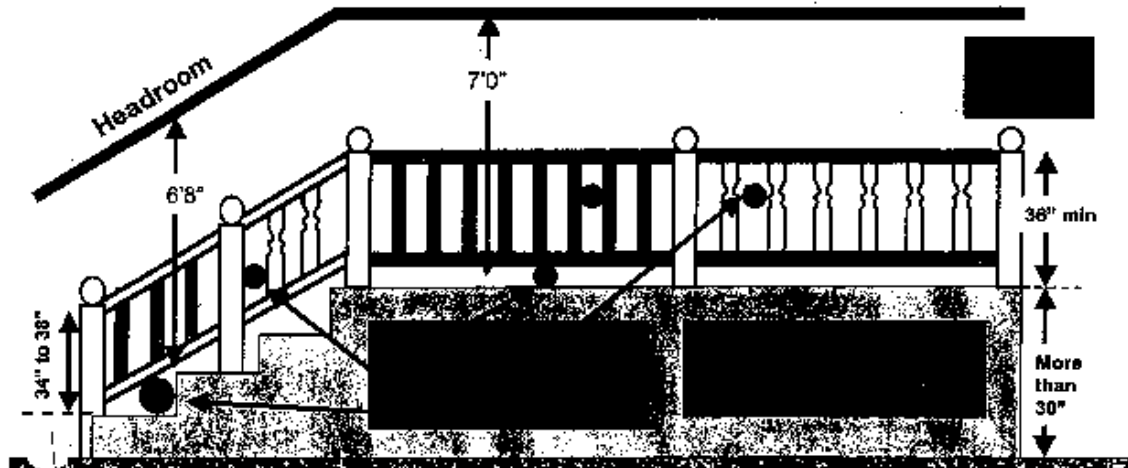
All door openings must be equipped with a set of steps with a minimum landing of 36" by 36". Steps shall not have a rise of more than 8 1/4" per step. Anywhere a step or landing is 30" or more above the ground, it must be provided with a handrail at least 36" tall and have vertical pickets spaced to allow no more than a 4" opening.

Wooden steps must be constructed of pressure treated lumber and fastened together with galvanized fasteners. If the landing/steps are not set into the ground, they must be secured with a ground anchor and strap so that the landing/step cannot turn over or be pushed over. If masonry steps are used, the blocks or bricks must be mortared and provided with handrails if required.



Dwelling Stairs

Guard rails from falling off to other rooms or areas
Required when more than 40 steps are used



Landings

Required Egress Door

- Landing width of door and 36" deep
- Not more than 1.5 from threshold
- Walking surface of stairs and landing 1/48

Other Doors

- Landing not required if not more than 2 risers
- 7 1/4" from threshold if storm, screen & sliding doors
- Landing not required at the top of interior stairs as long as door does not swing over steps

Handrail Graspability

IRC - Single Family Only- R3

R315.2 Handrail grip size. The handgrip portion of handrails shall have a circular cross section of 1 1/4 inches (32 mm) minimum to 2 5/8 inches (67 mm) maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of 1/8 inch (3.2 mm).

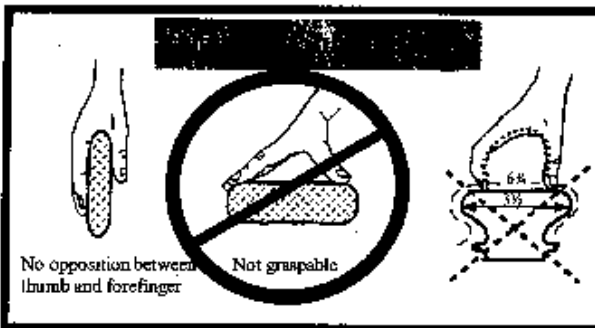
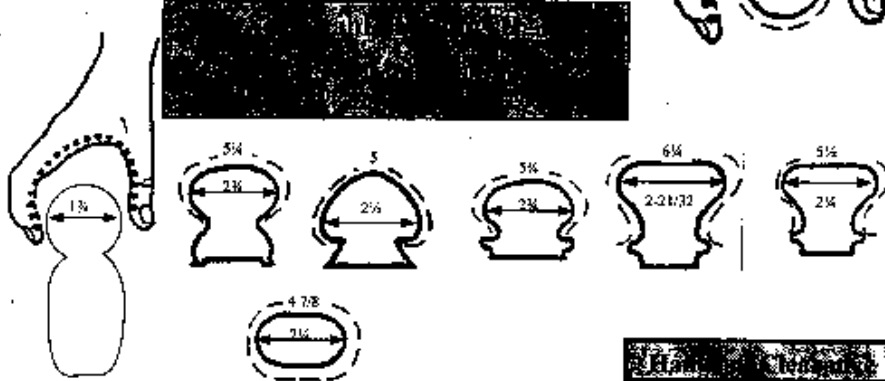
1 1/4 Min
Diameter

4" to 6 1/4"
Area thumb to forefinger

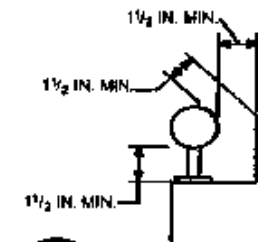
IBC - All other occupancies

1003.3.3.11.3 Handrail graspability. Handrails with a circular cross section shall have an outside diameter of at least 1.25 inches (32 mm) and not greater than 2 inches (51 mm) or shall provide equivalent graspability. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6.25 inches (159 mm) with a maximum cross-section dimension of 2.25 inches (57 mm). Edges shall have a minimum radius of 0.125 inch (3.2 mm).

2" Max
Diameter



Handrail Clearance




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Pre-1977 MANUFACTURED HOMES

If you have selected a manufactured home titled prior to June 1976, it does not meet the Housing and Urban Development (HUD) requirements and cannot be used in Edgefield County without meeting the County ordinance concerning manufactured homes. You need to contact the Building and Planning Department prior to the purchase of this home or moving this home to another site.




Failure to license, register, or obtain proper permitting for a manufactured home located within the unincorporated areas of Edgefield County shall be punishable as a misdemeanor and subject to a fine not to exceed \$500 per day. *Edgefield County Code of Ordinances 155.99(B)*



Read below before connecting to Service-Entrance Equipment

The electrical system of this home has been designed for a 4-wire feeder system. The grounding system is isolated from the neutral system. Be sure to connect a separate insulated, green colored conductor to the service ground in the service-entrance equipment located adjacent to or near the home. All bonding screws, straps or buses in this main electrical distribution panel as well as on all appliances, have been removed and discarded. Connecting to a 3-wire system is a violation of the applicable National Electric Code and increases the risk of electrical shock and fire.



Electrical power will not be authorized until your home is completely installed with all the steps, skirting in place and all inspections completed and approved. The home must be **registered with the Tax Assessor's Office within fifteen (15) days** after being placed on the site. Edgefield County is not responsible for promises made by dealers and sales people regarding completion in a given time frame. The time for proper installation of a manufactured home is dependent upon many factors including but not limited to the guidelines in this manual. Edgefield County's primary concern is the safety and habitability of all homes placed within the county. Manufactured homeowners are asked to reinforce this message to the dealerships where they purchase their homes.

Page 2

By signing below, I acknowledge receipt of the booklet "Installing Your Manufactured Home in Edgefield County, South Carolina" and understand the previous statement. I further acknowledge the year of the home.

Date of Manufactured Home

Printed Name

Signature

Date

Side 1

Date: _____ Serial Number: _____
 Retail Center: _____
 Salesperson: _____

SOUTH CAROLINA ZONING/UTILITY CERTIFICATION

GENERAL

Customer: _____
 Address Where Home
 Is To Be Installed: _____
 Zip: _____ County: _____
 Manufacturer: _____ Model: _____
 Serial Number: _____
 Check One: ☐ Single Section ☐ Multi-Section

Property Located Within City Limits: ☐ Yes ☐ No
 Property Zoning Designation of applicant: _____
 Manufactured Home Will Be Located On: ☐ Private Property ☐ Park

ZONING

I certify that the manufactured home meets or exceeds all zoning requirements applicable to the property on which the home is to be installed and have checked with the proper city/county building officials and obtained all of the necessary building permits.
 (SCMHB Regulations No. 19-425.108(3))

Customer Signature _____ Date _____

Home Will Use: ☐ Private Well ☐ Public Water ☐ New ☐ Existing
☐ Septic Tank ☐ Public Sewer ☐ New ☐ Existing

I certify that the property on which the home is to be placed meets or exceeds or can be made to meet the regulations of the South Carolina Department of Health and Environmental Control governing wells and septic tanks.

WATER AND SEWER

The consumer must provide a form from the Department of Health and Environmental Control certifying to the retail dealer that the property on which the manufactured home is to be located meets or can be made to meet regulations of the Department of Health and Environmental Control criteria governing wells or septic tanks or both. If the manufactured home is to be served by a well or septic tank or both, the certification form must be kept as a part of the permanent record of the sale of the home and included by the retail dealer.
 (SCMHB Regulations No. 19-425.108(2))

Customer Signature _____ Date _____

Sales Manager's Signature _____ Date _____

Approved for use by the South Carolina Manufactured Housing Board.

**SOUTH CAROLINA
MANUFACTURED HOME
INSTALLATION CERTIFICATION**

Customer: _____ Date: _____

Address Where Home

Is To Be Installed: _____

☐ Private Property

☐ Park

Manufacturer and Model: _____

☐ New

☐ Pre-Owned

☐ Single Section

☐ Multi-Section

Serial Number: _____

Retail Center: _____

Salesperson: _____

Licensed Installer: _____ *Lic. No.*

Installer's Address: _____

I certify that the manufactured home will be/has been installed in accordance with the installation guidelines of the manufacturer and the regulations established by the South Carolina Manufactured Housing Board.

(SCMHB Regulation No. 19-425.168(3))

Licensed Installer: _____ Date: _____

Sales Manager: _____ Date: _____

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